



colin ellis

Pinewood Drive, Scarborough, YO12 5JP

Tucked away in a cul de sac, this beautifully presented three bedroom link detached home offers stylish, contemporary living in a desirable setting. The property features a luxury kitchen with integrated appliances and a light filled sun room. The property also benefits from an attached garage and driveway

Pinewood Drive is within easy reach of local amenities, schools and transport links, making it an ideal location for families and professionals.

Price Guide £300,000



ENTRANCE

uPVC double glazed door into porch with two uPVC double glazed windows, wall light and uPVC double glazed door into hallway.

HALLWAY

Radiator, under stairs storage, ceiling light, alarm and stairs to first floor.

LIVING ROOM

3.76 x 5.61 (12'4" x 18'4")

uPVC double glazed window, uPVC double glazed sliding door onto rear garden, radiator, fire with surround, two ceiling lights and door to hallway.

KITCHEN

4.04 x 2.84 (13'3" x 9'3")

Luxury fitted kitchen with range of cupboards and drawers, Dekton worktop, boiling water tap, built in single oven and combi oven, SMEG hob, designer extractor, built in washer/dryer, built in dishwasher, built in fridge freezer, set of ceiling spotlights, radiator, splash back and opening to conservatory.

SUN ROOM

4.20 x 2.26 (13'9" x 7'4")

Breakfast bar, ceiling light, radiator, two side access doors onto garden, tiled floor and opening to kitchen.

STAIRS TO FIRST FLOOR LANDING

Ceiling light, airing cupboard and uPVC double glazed window.

BEDROOM ONE

3.79 x 2.72 (12'5" x 8'11")

uPVC double glazed window, ceiling light, radiator and door to landing.

BEDROOM TWO

2.57 x 2.82 (8'5" x 9'3")

uPVC double glazed window, ceiling light, radiator, fitted wardrobe, hand basin and door to landing.

BEDROOM THREE

2.68 x 2.82 (8'9" x 9'3")

uPVC double glazed window, ceiling light, radiator, fitted wardrobe and door to landing.

BATHROOM

1.93 x 1.96 (6'3" x 6'5")

Corner bath with shower over, hand basin, WC, radiator, uPVC double glazed frosted window, ceiling light, part tiled walls and door to landing.

OUTSIDE

To the front lawned garden with mature borders and trees. To the rear is a South facing raked garden with mature planting and tress, patio area and access to the single garage with power and lighting,







Approximate total area[®]
953 ft²
88.5 m²

Reduced headroom
4 ft²
0.3 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

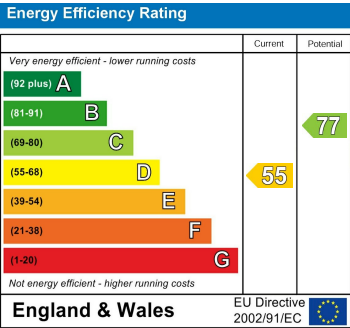
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Pinewood Drive - 18008350
Council Tax Band - D
Tenure - Freehold

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Tel: 01723 363565
E-mail: info@colinellis.co.uk

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